

RVPOA VIEWSLETTER - JANUARY 2018



WELCOME

The Board wishes you the best in 2018 and would like to assure you that we are committed to maintaining the beauty of Rainbow Valley, which in

turn keeps property values strong. Our main objective this year is to get our governing documents in order. It is important to us that we keep an open dialogue with you and hope that you will contact us when you have questions or concerns. Since our positions are entirely volunteer, we appreciate your patience and cooperation.

NEW RENTER REQUIREMENTS

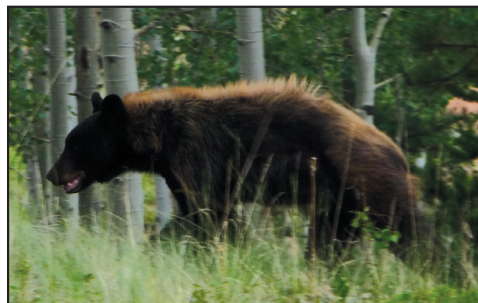
The Board has recently updated the Renter's Guide which highlights important requirements extracted from our covenants. If you rent your home to anyone, either long-term or daily, it is required that you provide your renters with the enclosed booklet. Please contact us if you would like additional copies.

NO OPEN BURNING

As evidenced by the Waldo Canyon Fire five years ago, it only takes minutes for a small fire to engulf a forested area, destroying everything in its path. Although the Teller County Sheriff's office will issue burning permits during times of high humidity and low winds, the RVPOA covenants do not allow open burning of any kind and supersede all Teller County permits. This restriction also applies to fire pits and wood burning containers designed for patios. Natural gas and propane grills are allowed.

DO NOT FEED WILDLIFE

We know people mean well when they give tidbits to wildlife. What many don't realize is that feeding big game is bad for the animals and dangerous for people. It's also against the law. According to Trina Lynch with the Colorado Parks and Wildlife, there are several reasons why a Colorado law passed in 1992 makes it illegal to feed big game animals. One important reason is that deer are the primary prey of mountain lions.



Concentrating deer by feeding can attract mountain lions.

What's dinner for the neighborhood fox family is also a meal for other wild animals living near your home. Normally reclusive and wary, black bears will leave the woods and become accustomed to finding a meal in your backyard if you leave them something to eat.

Over time, predators such as bears and mountain lions become less wary and more emboldened. They're more likely to attack pets and people, and when that happens, it can spell death for bears and lions, which often must be destroyed to ensure public safety.

THANK YOU

A special thanks to Mike Hines for his calm, strong leadership on the Board. We wish him well in his future endeavors. Thanks also to Dale McKenzie and Dale Rothberg for cleaning up trash on Hwy 67 and Ray Allard for plowing snow in front of the mailboxes. We appreciate all lot owners' attention to suspicious activity, alerting neighbors and/or the Sheriff with concerns and encourage you to notify them when you will be gone for lengthy periods of time.

HOUSE SIGNS AVAILABLE

If the Divide Fire Department is called to an emergency at your home, visibility of your address is critical. Reflective address signs are available for a suggested donation of only \$10. The signs are customizable with up to five numbers that can be arranged horizontally or vertically. The 6"x18" sign and numbers are made of highly visible, reflective material on a rust-proof aluminum base that is fade-resistant and have pre-drilled holes for easy installation onto a post close to your driveway. Covenants prevent attaching signs to trees. To order, send your name, contact info, and sign orientation to dividefire@peakinet.net or call 719.687.8773.

DUMPSTERS

Since survey respondents expressed a high interest in the disposal of pine needles and slash, the Board provided dumpsters on two occasions in 2017. Over Labor Day weekend, the dumpster filled so quickly that a second one was delivered. It is important that members do not dump unacceptable items (listed on the dumpster) in the future to avoid penalties.

RAINBOW VALLEY WATER DISTRICT

As property Owners in the Rainbow Valley Subdivision, the criticality of having high quality water available is essential not only for use in the home, but also is a major consideration in value of real estate, both residential and undeveloped property. We are very fortunate to have a water district that consistently treats and delivers high quality water to our community.

What many Rainbow Property owners may not know is that the Rainbow Valley Water District is not affiliated with the Rainbow Valley Property Owners Association. The Water District is a quasi-municipal corporation and political subdivision of the State of Colorado, organized under Title 32 of the Colorado Revised Statutes, an independent nonprofit business that is licensed and governed by State regulatory law and provides water to customers that reside in the district. Some customers live outside of the Rainbow Valley subdivision but reside inside the Water District boundaries.



The Water District's governing Board of Directors is staffed by dedicated volunteers to manage the business operations and employs three part-time employees to execute

the labor requirements of the District. In addition, the District contracts a State Licensed Water Certification Company to perform required oversight of strict water quality control and insure that State reporting requirements are maintained.

To ensure that the District continues to provide the highest quality water possible, the Water District is currently in the process of reviewing proposals to upgrade the existing treatment plant to replace aging control systems and provide additional automation. The improvements will be funded by the Water District with no increase in water cost to its customers. In addition, the District plans on bringing online a District website this year.

Open Board meetings are held the second Tuesday of each month at 6:00 PM at BaseCamp, 701 Gold Hill Place, Woodland Park, CO. Questions, comments or concerns may be sent to Board of Directors, Rainbow Valley Water District, P.O. Box 388, Divide, CO 80814.



WILDLIFE SIGHTINGS

There were several mountain lion sightings in the Valley this year. Such sightings are posted on our website, along with a link to the Colorado Parks & Wildlife site with a video and downloadable brochure on "Living With Lions." Visit <http://cpw.state.co.us/learn/Pages/LivingwithWildlifeLion1.aspx>

The State would like future cat sightings reported to 719.227.5200. Please report them to us as well.

2018 MEETING AND PICNIC

This year's annual meeting and picnic is scheduled for Saturday, August 4th. Please put this date on your calendar so you won't miss this great opportunity to catch up with neighbors and meet new ones over coffee and doughnuts at 9:30 a.m. The meeting will start around 10:00 followed by a catered lunch. Nomination and election of new Board members will take place at the meeting, as well as approval of the 2018 budget.

ANNUAL DUES

We would like to thank the 438 lot owners who have paid their 2017 dues and encourage the remaining 100 to do so soon. Enclosed with this Viewsletter is an invoice for your 2018 dues, which is due within 30 days of the invoice date. Your prompt remittance and community support is much appreciated.

If you would like a Rainbow Valley sticker for your vehicle, please send your request to the email address listed on this Viewsletter.

RVPOA BOARD

Rick Ritchie – President

Dale Rothberg

Linda Yates – Secretary

Gordon Heiniger

Cori Freed – Treasurer

Duane Johnson

Rainbow Valley Property Owners Association

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